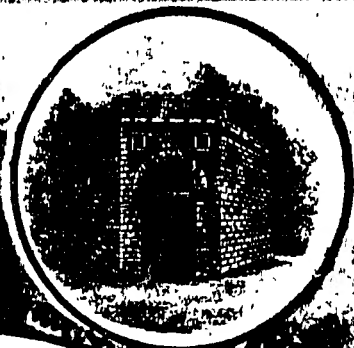
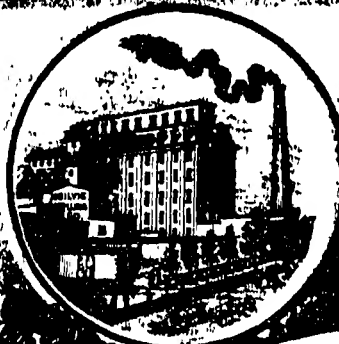


1898



THE WINNIPEG DISTRICT



THE CITY AND FARM LANDS ADJACENT

ISSUED BY A COMMITTEE OF
THE CITY COUNCIL OF WINNIPEG
THE WINNIPEG BOARD OF TRADE
THE WINNIPEG RETAILERS
ASSOCIATION



WINNIPEG MANITOBA CANADA

THE WINNIPEG DISTRICT

City and Farm Lands

ADJACENT

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The City Council of Winnipeg

The Winnipeg Board of Trade

The Winnipeg Retailers' Association

Winnipeg, Manitoba, Canada

WINNIPEG

THE BUCKLE PRINTING CO., LTD.

1898

Introduction

This pamphlet is issued by a Committee representing the City Council of Winnipeg, the Winnipeg Board of Trade, and the Winnipeg Retailers' Association, to afford (in as concise a form as is possible) intending settlers with authentic information regarding the City of Winnipeg, and the farming districts in its vicinity



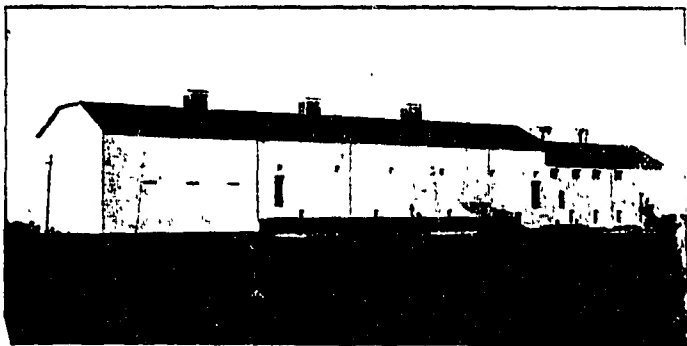
Information Afforded

If you desire to examine into the facts presented herewith, visit Winnipeg, and the Dominion Commissioner of Immigration, and land owners and agents will offer facilities, and assist you in every possible way. If you wish to visit any particular parcel of land, the Commissioner will give you information and advice as to how to reach it, and, if possible, place you in direct communication with the owner or his authorized agent. Inquiries in writing addressed to the Commissioner will receive the best possible attention.



Main Street, looking North from Portage Avenue

Winnipeg, the capital city of the Province of Manitoba, is situated at the junction of the Red and Assiniboine Rivers and on the west bank of the former. It is almost midway in Canada between the Atlantic and Pacific oceans, and forty miles south of Lake Winnipeg, an immense body of fresh water abounding in fish, and with shores for the most part heavily timbered. Winnipeg is sixty miles north of the International boundary line between Canada and the United States, with which latter country the city has three direct connecting lines of rail. Situated almost on the eastern edge of the great prairie country, there stretches to the east a great area of gold and other mineral producing territory, extending beyond the Lake of the Woods to Lake Superior.



Abbatoir at Winnipeg

Railroads branch out from the city in all directions. Ten main or branch lines radiating from this centre of traffic, and two other lines, find entrance over the tracks of the Canadian Pacific Company. Winnipeg is a thoroughly busy and progressive city, with miles of electric street railway tracks, paved streets of asphalt, block and macadam. The city streets are lighted by electricity, and both gas and electricity are used in private lighting. The buildings are of stone, brick and wood. Building stone and brick clays are obtainable at points close to hand.

City's Growth By no better means can the permanent and successful growth of Winnipeg be shown than by reviewing the population statistics of the past twenty-five years. In 1870 the population of the village of Winnipeg comprised but 215 souls. In 1874 it had risen to 3000; in 1885 to 22,315; and in 1898 to 45,000.

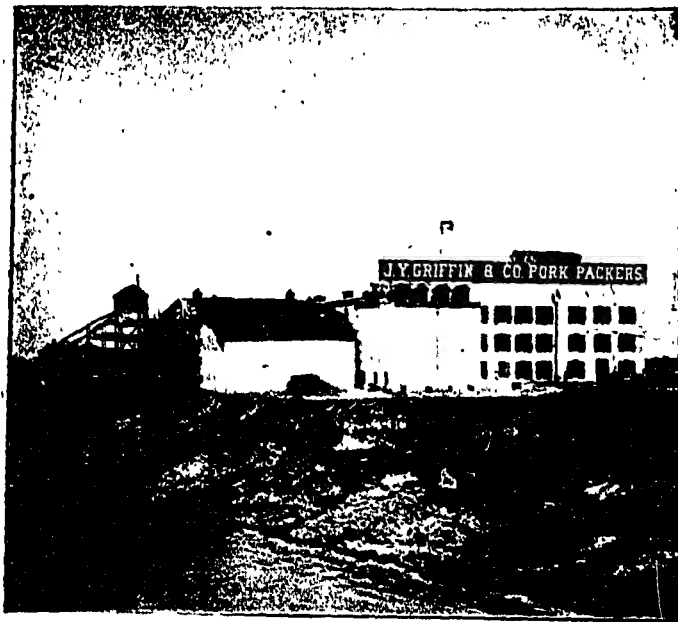
In 1881 the total assessment value of the city was \$9,196.435, while in 1897 the assessors' returns showed \$25,626.750.



Main Street, looking South from Portage Avenue

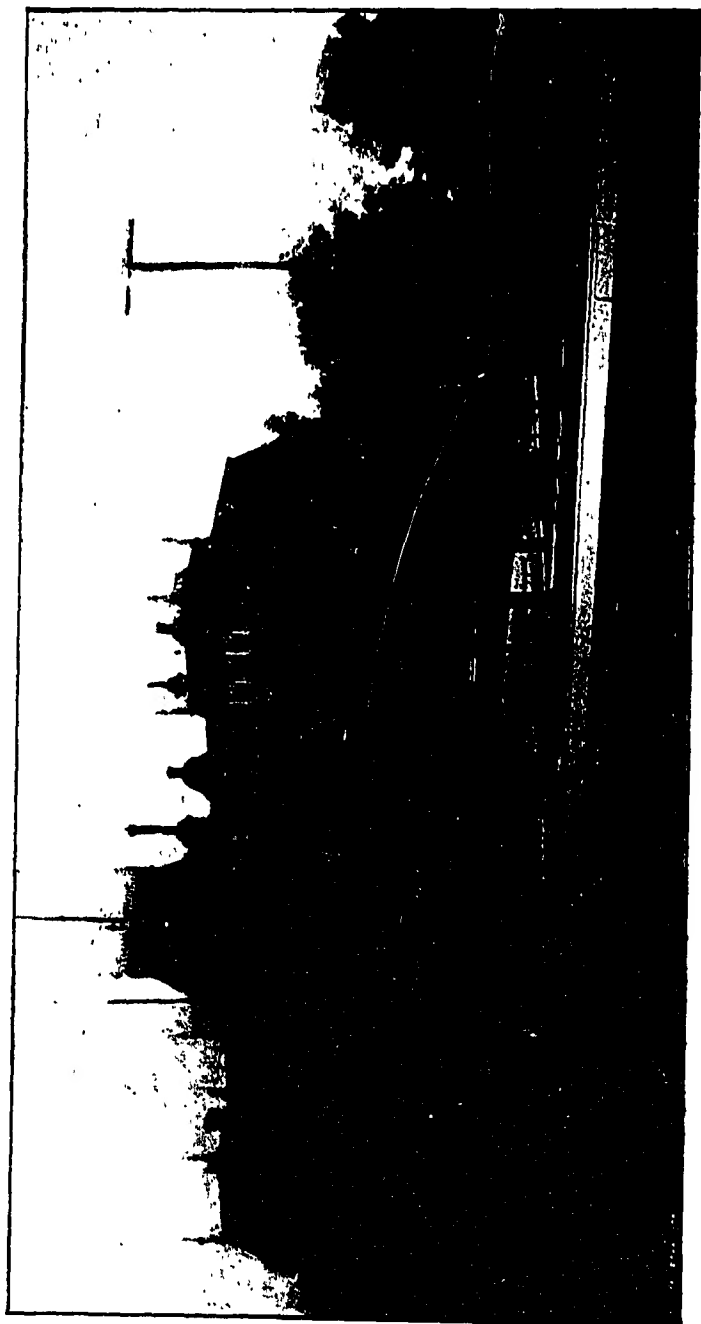
Trade of Winnipeg

Naturally Winnipeg is the centre for the wholesale and jobbing trade of the great Northwest. Immense stocks of goods and merchandise, covering all varieties required to supply the wants of the districts devoted to grain production, stock breeding and cattle ranching, mining, lumbering, and fishing, as well as the more diversified demands of the city, town and village people, are to be found in the handsome buildings, supplied with all modern conveniences and appliances, which are a marked feature of the city's edifices. Shipments are daily made to points over 1000 miles distant, so extensive is the range of country supplied from this well-stocked



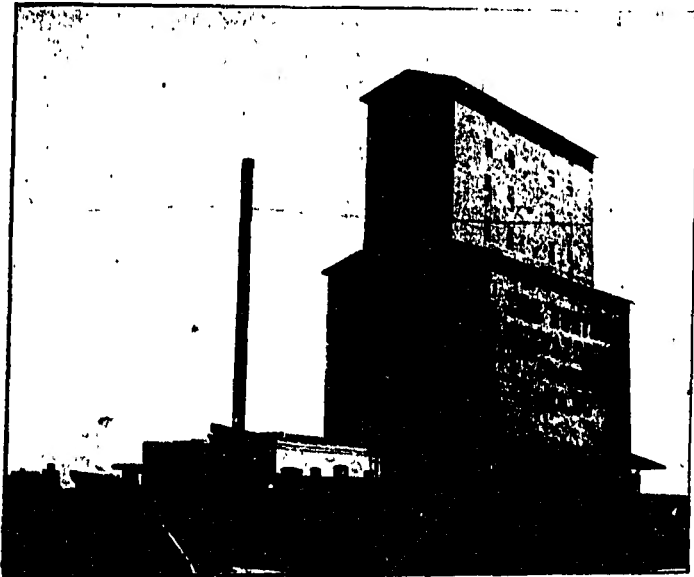
Packing House at Winnipeg

central market. The complete railway systems radiating from Winnipeg afford great facilities to the retailer in the Province and Territories for the securing of his stocks at short notice, and experience has shown that the retailers and country merchants take full advantage of these opportunities. The railway corporations recognize Winnipeg as one of the principal wholesale depots of Canada, and deal with its wholesalers on that basis. While it is impossible to give in detail a full list of the lines of goods handled by the wholesale and retail trade of the city, it will be sufficient to make the general statement that all the wants of a mixed community are supplied. Various in-



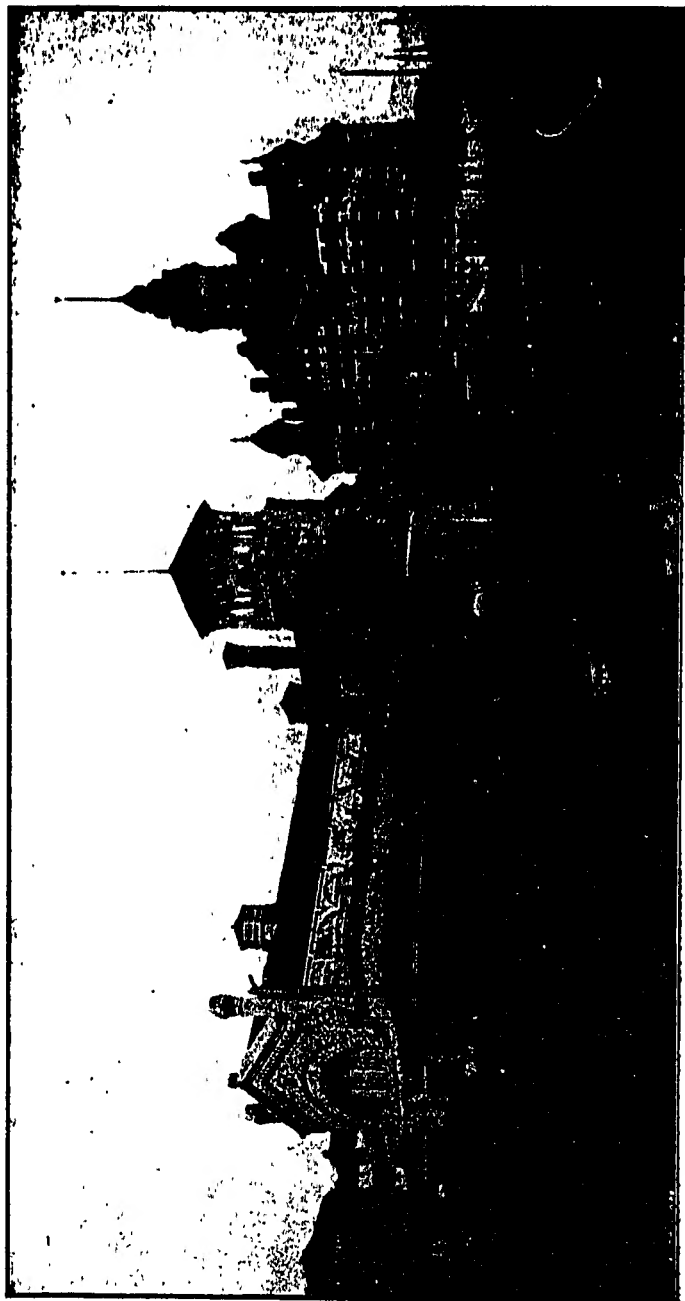
Legislative Building, Winnipeg

dustries are already established in Winnipeg, including furniture and upholstery; brooms and brushes; oatmeal, flour and grist mills; awnings, tents and mattresses; bookbinding; carriage works; soda water; breweries; meat curing and picking; bricks and tiles; boiler and machine shops; foundries; biscuit, confectionery and bakery products; coffee and spice mills; harness and saddlery; marble works; tinware, sash, doors, and boxes; saw mills; cigar factories; oil mills; plumbing and gas fitting; tanneries; soap, etc. Enquiries are constantly made of the Board of Trade, by foreign and other capitalists, as to the necessity and feasibility of establishing additional manufactories, and, as a result, indications point to investments in new branches of industries in the city. The city has three daily and many weekly and monthly newspapers and journals.



A Winnipeg Elevator

In the matter of volume of trade, it may shortly be stated that Winnipeg stands third on the list of cities of Canada according to the Bank Clearing House returns. For 1897 the clearings in Winnipeg were \$84,436,000.00, an increase of 31.63 per cent. over the previous year; the increase for all the Clearing Houses in Canada being 13.10 per cent. The chartered banks represented in Winnipeg show a total paid-up capital of \$40,000,000.00, with a reserve fund of \$20,000,000.00. The principal Loan Companies, Fire and Life Insurance Companies of Canada, and many of Great Britain and the United States, have general agencies in the city.



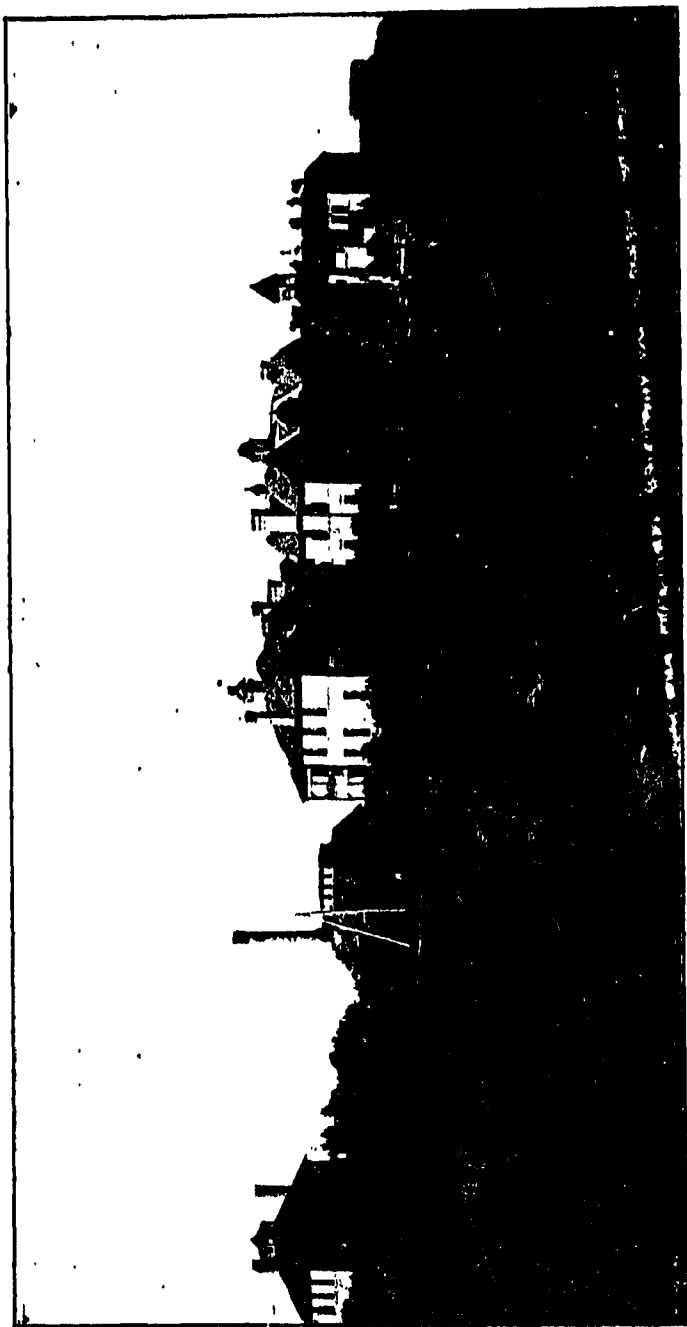
City Hall and Market, Winnipeg

The direct foreign trade of the Port of Winnipeg in 1897 in the matter of imports totalled \$2,585,000.00, though a large percentage of the foreign goods consumed in the city and province is purchased, duty paid, in Montreal and Toronto, and these are not credited to the Port of Winnipeg in the Custom House returns,

Post-office statistics give a good indication as to the importance of any city. The sale of postage stamps last year amounted to \$98,086.00 in the Winnipeg office; and according to the last report obtainable, 2,539,915 letters, and 455,988 post cards were actually mailed at this office during one year. Over one and a quarter millions of letters and cards alone were delivered throughout the city by the official carriers. In 1897 the city Inland Revenue collections on malt, spirits and tobacco, amounted to \$411,037.00.

Nearly eight millions of bushels of wheat of the crop of 1897, were inspected by the Government Inspectors stationed at Winnipeg.

Public Offices, Etc. Winnipeg is not only the commercial capital of the vast extent of country lying between Lake Superior and British Columbia and north of the International line, but it is the centre for the Federal offices situated therein. The Head Immigration, Lands, and Timber offices of the Dominion Government for the west are located here. The principal custom house, registry of shipping, excise, weights and measures, food products examiners, coal oil, electric light and gas inspection, post office inspection, grain, flour, and hide and leather inspection, intelligence office, Receiver General, Government savings bank, and other offices for the Canadian Northwest are placed in the city on account of its importance and central position. Winnipeg is also the Provincial Capital, and in consequence the Manitoba Legislature, Government Departments of Agriculture and Statistics, Attorney General, Public Works, Treasurer and Provincial Secretary, with the Registrar-General of lands, have their official head-quarters within the city limits. The superior courts are held here, which entails the attendance of the principal barristers and attorneys of the Province. With other Government institutions the Institute for the Deaf and Dumb is placed here. The regular troops on duty in Manitoba are in barracks in the city; and the volunteers, with headquarters here, cover corps of cavalry, field artillery, and the line. The head offices of the Hudson Bay Company (in America), the great land companies, and in a word all the great corporations doing business in this country, find it not only convenient, but necessary, for the proper transaction of their affairs to have their chief offices in what has been termed by a Governor-General, "The heart city of Canada." The Winnipeg General Hospital is an institution which the city may well be congratulated on maintaining, for the great part



Winnipeg General Hospital Buildings

by her own contributions. The poor and suffering coming from any part of Manitoba, receive here the most careful and humane treatment, in well appointed buildings, at the hands of skilful and experienced medical men and nurses. (There is also a large and well furnished hospital, managed by Grey Nuns, in St. Boniface, across the Red River from Winnipeg.) A Maternity Hospital and Training School for Nurses are attached to the parent institution. The Children's Home, and other kindred institutions, are worthy of all praise. The Winnipeg Industrial Exhibition, a public institution held annually, is the great agricultural and stock show of the western half of Canada. \$120,000 00 is already invested by the Association in buildings and improvements to the 90 acres of ground utilized for for exhibition purposes. The prize list alone for the exhibition of 1898 amounts to \$15,000.00, with nearly \$5,000.00 for racing events.

Education Probably no better educational facilities are enjoyed in any newly settled country in the world than in Manitoba. The public schools are to be found by dozens in the district within twenty-five miles of Winnipeg, as may be seen by an inspection of the map attached to this pamphlet. In addition to the elementary schools in the rural districts, settlers near the city have unrivalled advantages in being resident convenient to the Collegiate Institute, the Normal School, the four Colleges, Medical College, and Provincial University, with business colleges, all situated in, or immediately adjacent to the city. Intending settlers in western Canada should consider this feature, and not fail to inspect the lands of the Winnipeg district before deciding where to take up land.

Churches Dotted all over the Winnipeg district are to be found Churches and Mission Stations of the various Christian denominations.

Markets One of the first advantages an intending settler in a new country should carefully look after is the proximity to a ready market for his produce, and in this respect the district around Winnipeg is the most favored in the western part of Canada. To have a city of 45,000 population within one, two, or three hours' drive of home, is, of itself, an advantage that in western Canada can only, at the present time, be found in the Winnipeg district. Winnipeg being the commercial metropolis of Canada west of Lake Superior, and the railroad centre as well, the farmer, in addition to receiving a large local market here, gets the lowest freight rates prevailing in the prairie country to the Eastern Canadian and European centres of consumption, which, in a word, means the highest cash price for all that his farm produces.



Some Winnipeg Educational Buildings

But it is not in selling alone that the Winnipeg market offers special advantages. In the city the farmer can purchase his household necessities, his clothing, machinery, implements, lumber, general building materials, and other supplies as economically in most respects as in the older cities of the Dominion, and in no other city of Canada, having the same population can the purchaser of merchandise find a more varied stock of goods of every class from which to select. In short, for either sale or purchase market, few if any cities of 50,000 population offer such advantages as are to be found in the Manitoba capital. But in addition to the local market of the city, it should be noted that immediately to the east of the Winnipeg district exists the large and ever increasing market of the gold mines of the Lake of the Woods and adjoining regions.

Roads and Ditches

Some municipalities such as Springfield, Kildonan, Rosser and Macdonald, for example, have, with commendable wisdom, expended considerable sums on the construction of roads and ditches. Settlers resident in these municipalities, within twenty-five miles of the city, have access to Winnipeg at all seasons of the year by good and rapidly improving roads, the rivulets being spanned by substantial structures. One result of the excavation of ditches has been to prove that in places where the lands had been considered to be too wet in some seasons, it only required the surface water to be drawn off and the ditches kept open, to render them probably the richest and most productive lands in the Province of Manitoba. The Provincial Government has recently drained extensive areas of basin land in Rockwood and other municipalities in the northwest part of the district, with most profitable results. The City Corporation has constructed several main roads to meet others by outside Municipalities. Six large iron traffic bridges are thrown across the Red and Assiniboine Rivers within the city, and ferries are found at all points every few miles distant along these streams to accommodate traffic.

Water

The Winnipeg district is well watered by the Red and Assiniboine Rivers, and the many small streams tributary to them. Good water can be had at almost every point by boring. Within the city limits scores of wells are bored down to the limestone, a depth of from 40 to 60 feet. The City Corporation recently undertook the construction of its own waterworks system, and the source of supply is underground, reached by artesian wells. In certain localities, such as Cook's Creek, Springfield, Rockwood and Victoria, springs are common, and water can be obtained by sinking wells from 12 to 25 feet. Irrigation is not, and never will be, required in this district.

HARVEST IN THE WINNIPEG DISTRICT



Wheat in Stook



Threshing



A Field of Oats

Fuel There is no difficulty in obtaining firewood in almost any direction in the 25 mile belt around Winnipeg, except on the open prairie lying for some distance to the immediate west and northwest of the city. Any number of first-class farm lots can be purchased, on which exists more than a sufficient quantity of timber suitable for firewood. South, between the Assiniboine and Red River; east and southwest, along the Red River and its tributary streams; north and northeast, may be found an abundance of wood in the form of bluffs and islands, interspersed with areas of rich open prairie land. A railroad, The Manitoba South Eastern, is now under construction, from the city, which will tap immense areas of timbered land some thirty or forty miles southeast from Winnipeg. Native coal is supplied to farmers at all railroad stations in the district at moderate prices.

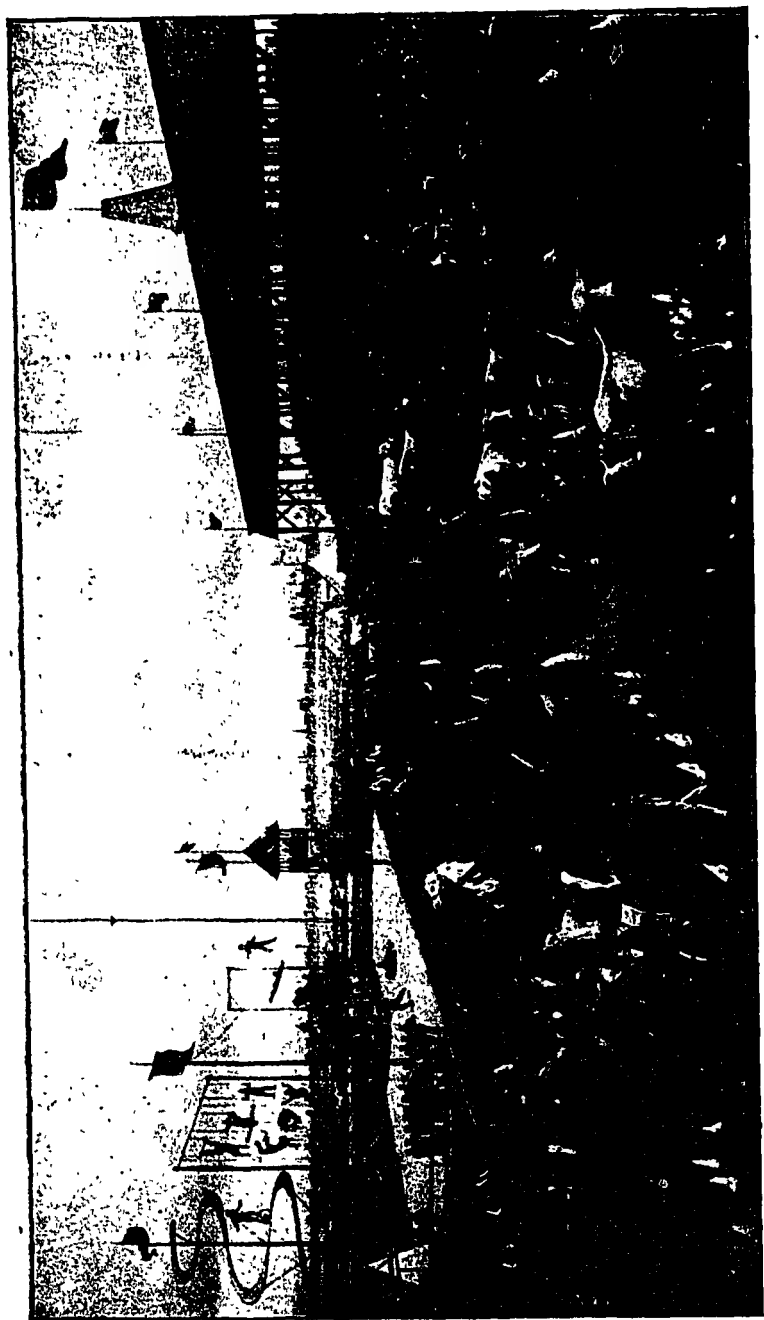
Hay Lands Plenty of rolling prairie occurs in the 25 mile belt about Winnipeg, and a sufficient area of hay land to provide an abundance of grazing meadows in summer, and stores of fodder for winter use. The qualities of the native grasses for stockraising are famous, and the milk, butter and cheese now marketed in the city by local farmers is of the richest and finest, fully equalling any produced in Canada. There is always a ready sale in Winnipeg for hay, cash down being the terms of payment, as is the case with milk, butter and cheese, cattle, sheep, swine, poultry, hides, wool, etc.

There need be no difficulty in settlers securing farms which include within the limits of one quarter or half sections (160 or 320 acres) lands specially suitable for grain raising and grazing purposes.

Pork Factory There is already a pork packing establishment in a suburb of the city, which, in the season, runs at its full daily capacity of 500 hogs.

Stock Yards Cattle are shipped in to the Winnipeg stock yards from all parts of Manitoba and the Northwest Territories, and made up into train loads for export. An immense abattoir is almost completed, having a great daily capacity, and it is arranged to slaughter and chill the meat for direct shipment to Europe. The largest cattle exporting firms of the west have their headquarters in the city.

Cold Storage Ample cold storage capacity for dairy produce, etc., to meet all present wants, exists in the city, and all future requirements will be promptly met.



Live Stock Parade at Winnipeg Exhibition

Lands

The lands of the Winnipeg district, comprised within a radius of twenty-five miles around the city, are well situated in what is known as the Red River Valley. South of the International line in the United States, the lands in this same valley are considered to be the most fertile in the Western States, improved lands selling there at prices reaching to \$30.00 and \$40.00 per acre. Superior quality of uncultivated land may to-day be purchased within twenty-five miles of Winnipeg at from \$5.00 to \$15.00 per acre, according to location; and good lands for stock raising purposes at from \$2.50 to \$4.00 per acre. When the Winnipeg district lands are brought under cultivation, they will soon be valued as high or higher than those to the south of the International line already improved. Settlers taking up land here at the present time will reap a rich reward for their foresight within a very few years. That many American farmers in Minnesota and Dakota are quick to perceive this situation is evidenced by the large numbers of them now selling their improved farms in those States, and purchasing the uncultivated land in the Winnipeg district. The farmers already settled in this district are prosperous and contented; indeed some of them have succeeded so well that they are amongst the wealthiest agriculturalists of the Province. Such a large area naturally has a variety of soil, and peculiar features. Land here may be had ranging from the finest, with a rolling surface and a great depth of black loam, to low-lying sections, and others covered with brush and timber.

In the early days of Manitoba, the Dominion Government reserved large blocks of land in this district for division amongst the natives of the country, with the result that little free grant land was available to settlers when they first rushed into Manitoba, and the tide of immigration thus flowed past to more westerly parts of the Province. These lands have, however, nearly all fallen into the hands of private owners, and of the uncultivated acreage, it is safe to say that fully 500,000 acres, scattered throughout the whole district, may now be purchased by incoming settlers at the low prices quoted above.

It cannot be contradicted that with the superior advantages possessed by their proximity to the largest city in Canada west of Lake Superior, these lands are the cheapest to be had in Manitoba. Indeed it may be stated as a fact (and investigation is solicited) that these lands are selling at from one-half to one-fifth the price per acre asked for similar lands in many districts in Manitoba remote from any considerable local market.



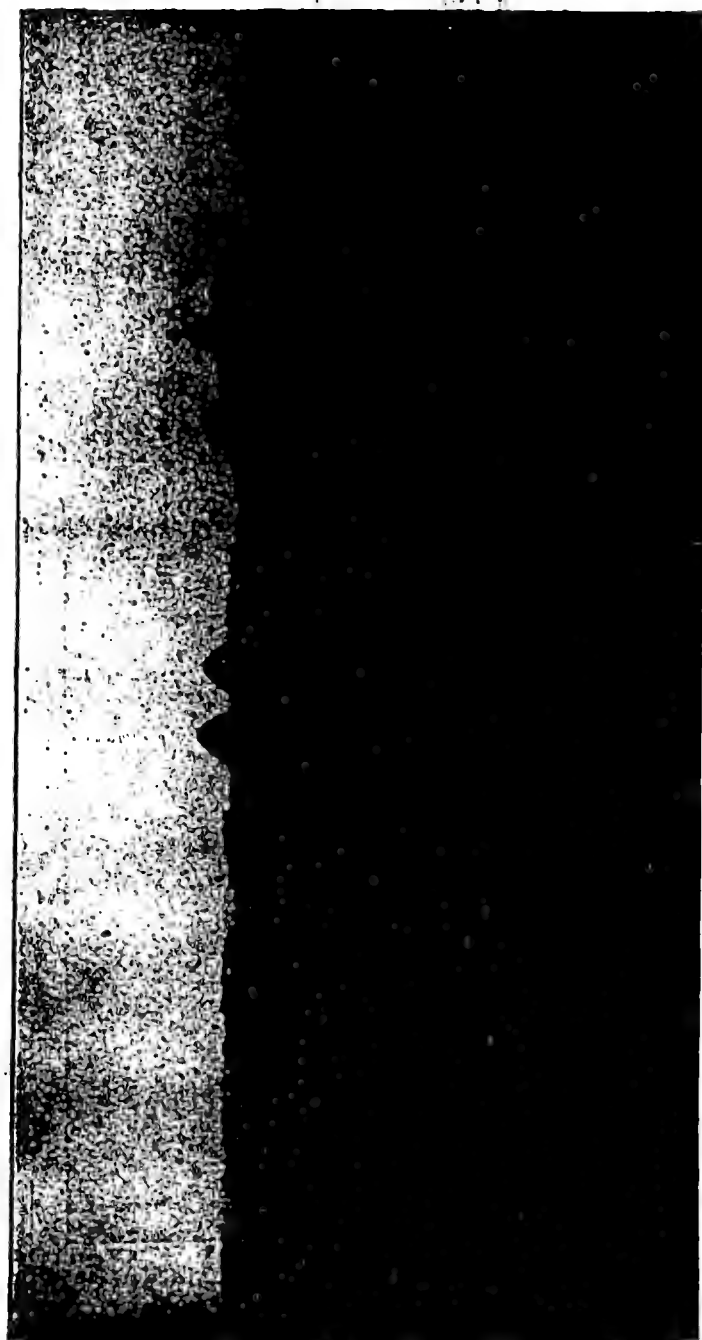
Stock Yards at Winnipeg

Fertility

Let any intending settler inspect the farms and market gardens adjacent to the city, and he will not require to be informed of the great fertility of the soil. The cultivated land will speak for itself.



A Winnipeg Greenhouse

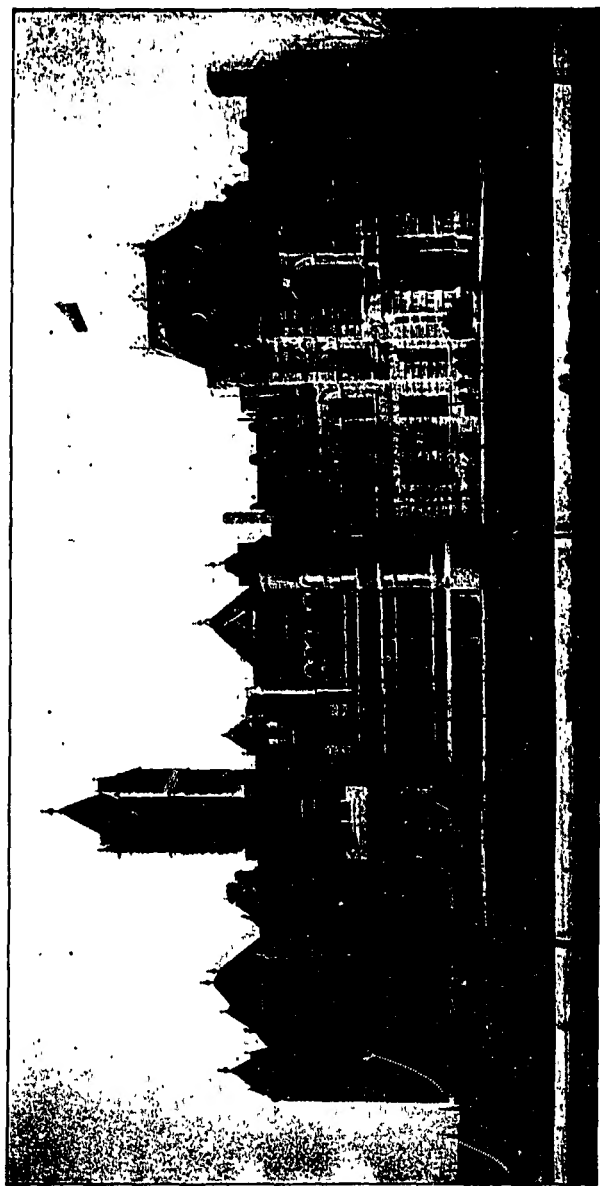


Harvesting near Winnipeg

Arrangements for the Inspection of Lands

Arrangements have been made by a Committee of the City Council Board of Trade and Retailers' Association, that a list of lands open for sale in the Winnipeg district, showing location, improvements (if any), price per acre, terms on which they will be sold, title of property, etc., shall be open for inspection and public information in the office of the Dominion Immigration Commissioner, Winnipeg, in charge of a competent official of the Dominion of Canada. A Government Land Guide also will, when it is possible, conduct intending settlers to inspect such properties as they may desire to visit in the Winnipeg district.

Inquiries made by mail will be answered to the best of the ability of the officials, though such answers can never be so satisfactory as the information afforded in a personal interview.



Court House, Winnipeg

MAP OF PART OF PROVINCE OF MANITOBA,

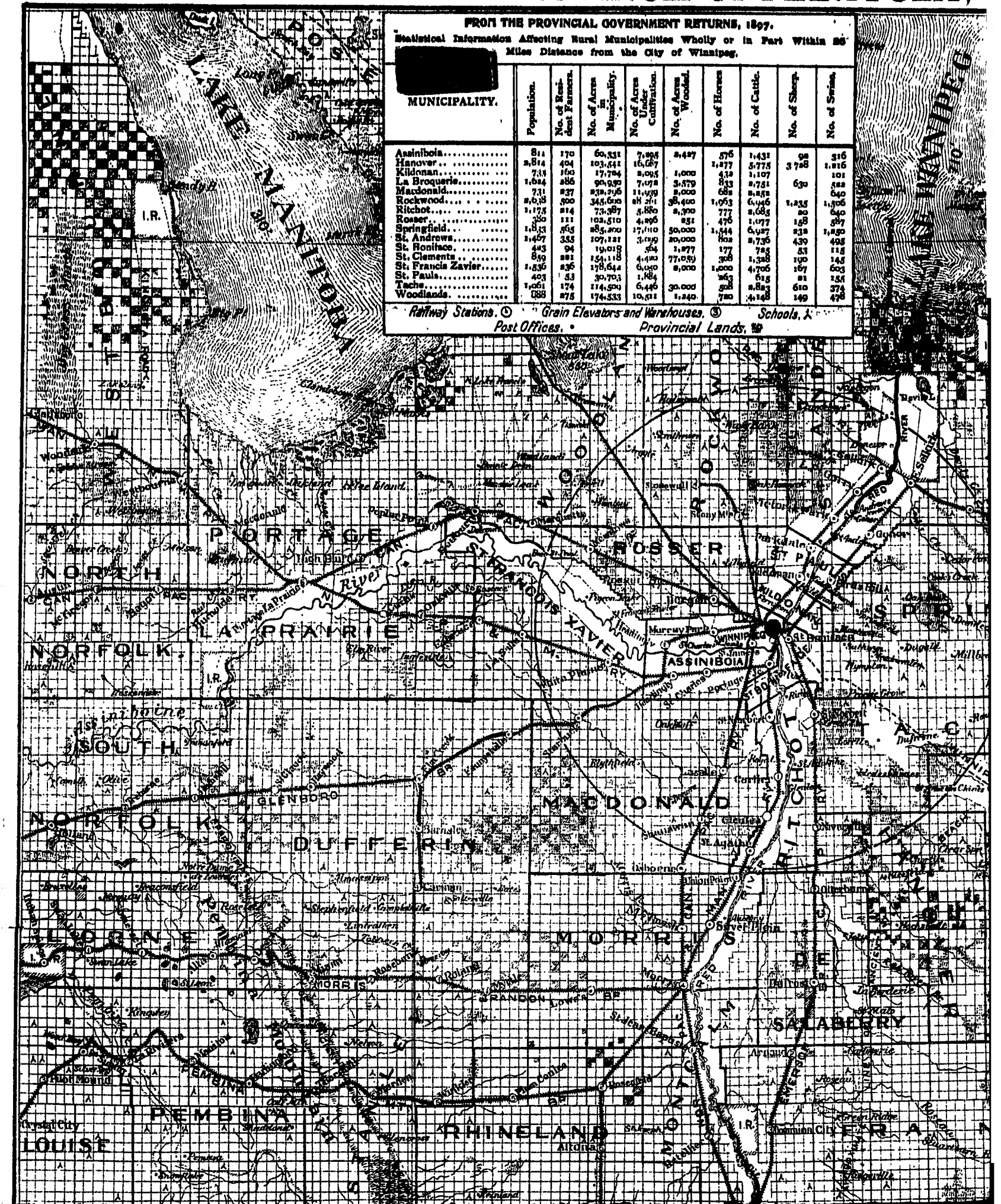
FROM THE PROVINCIAL GOVERNMENT RETURNS, 1897.

Statistical Information Affecting Rural Municipalities Wholly or in Part Within 25 Miles Distance from the City of Winnipeg.

MUNICIPALITY.

	Population.	No. of Resident Farmers.	No. of Acres in Municipality.	No. of Acres Under Cultivation.	No. of Acres Wooded.	No. of Horses.	No. of Cattle.	No. of Sheep.	No. of Swine.
Assiniboia.....	811	170	60,331	7,895	8,427	576	1,431	98	316
Manover.....	2,814	404	103,641	16,087		1,277	5,775	3,728	1,215
Kildonan.....	711	160	17,784	8,095	1,000	412	1,107		101
La Broquerie.....	1,624	286	90,930	7,072	3,879	833	2,751	630	522
Macdonald.....	731	237	23,296	11,079	8,000	628	2,225		640
Rockwood.....	2,615	300	345,600	28,311	38,400	1,093	6,046	1,235	1,506
Ritchot.....	1,175	214	73,387	5,880	8,300	777	1,685	20	640
Rosser.....	350	111	102,510	4,296	231	476	1,077	128	587
Springfield.....	1,813	265	285,200	17,110	50,000	1,544	6,027	432	1,220
St. Andrews.....	1,407	355	107,121	3,199	20,000	102	2,736	230	405
St. Boniface.....	423	94	19,018	54	1,277	177	725	53	115
St. Clements.....	849	221	154,118	4,422	77,059	308	1,328	190	145
St. Francis Xavier.....	1,836	236	178,642	6,040	8,000	1,000	4,706	167	603
St. Pauls.....	403	83	30,703	1,824		263	615	21	121
Teches.....	1,051	174	114,504	6,446	30,000	228	2,223	610	374
Woodlands.....	388	275	174,533	10,511	1,240	720	4,128	149	478

Railway Stations, ○ Grain Elevators and Warehouses, ● Schools, ✕
Post Offices, * Provincial Lands, ■



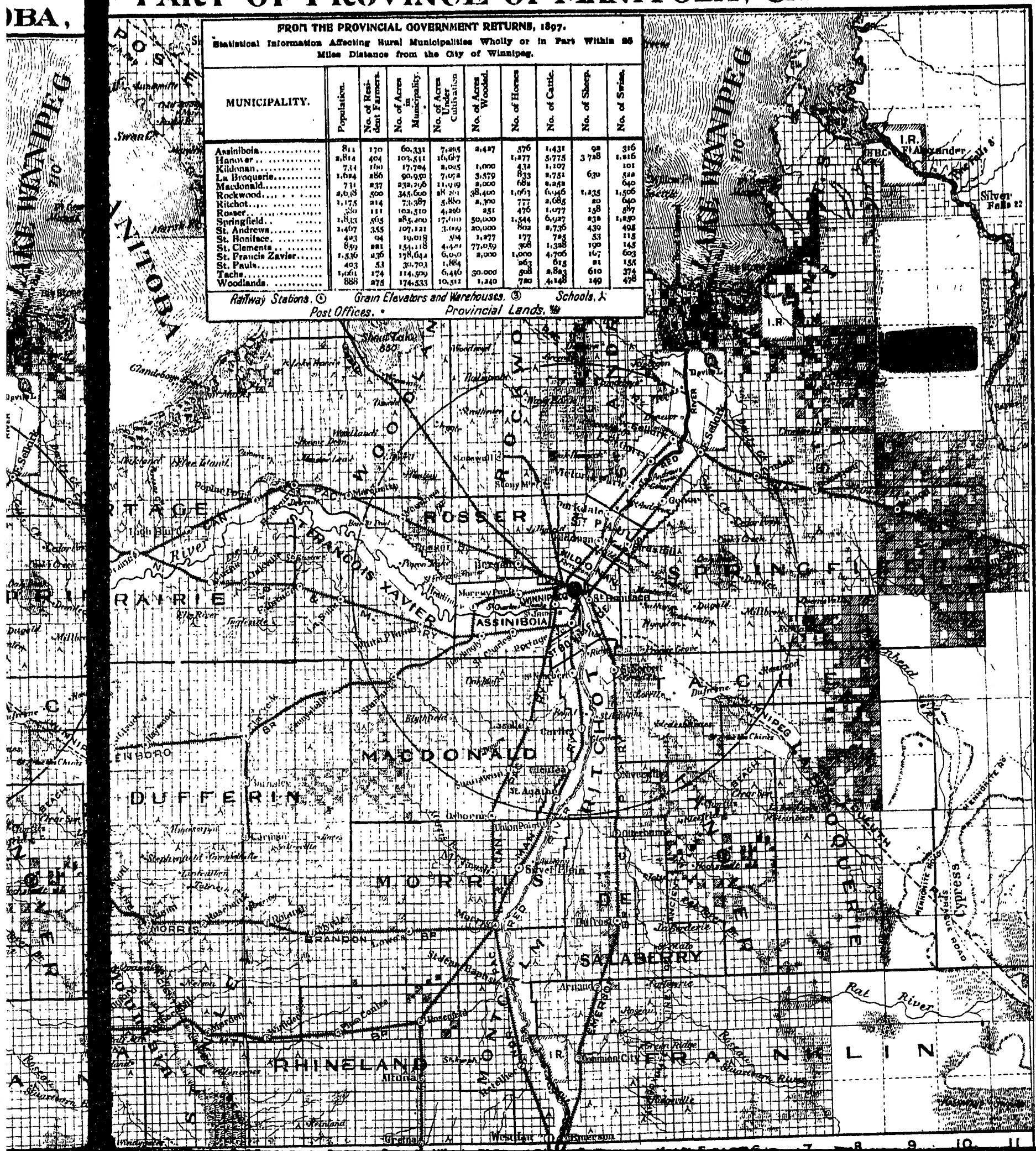
PART OF PROVINCE OF MANITOBA, CANADA.

FROM THE PROVINCIAL GOVERNMENT RETURNS, 1897.

Statistical Information Affecting Rural Municipalities Wholly or in Part Within 25 Miles Distance from the City of Winnipeg.

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Assiniboia.....	811	170	60,331	7,485	2,427	576	1,431	98	316
Hanover.....	2,814	404	103,411	15,687	1,000	1,277	5,775	3,728	1,216
Kildonan.....	714	160	17,794	8,045	1,000	434	1,107		101
La Broquerie.....	1,624	286	90,973	7,072	3,879	833	2,751	630	522
Macdonald.....	711	277	238,296	11,019	2,000	682	2,252		640
Rockwood.....	2,018	300	345,600	28,201	38,400	1,071	6,146	1,235	1,506
Ritchot.....	1,175	214	72,387	5,880	2,300	777	2,685	80	640
Rosser.....	1,350	111	102,310	4,200	251	476	1,077	158	597
Springfield.....	1,113	363	285,400	17,010	50,000	1,544	6,927	212	1,230
St. Andrews.....	1,407	355	107,121	3,089	20,000	802	2,736	430	498
St. Boniface.....	493	94	19,019	494	1,277	177	725	53	115
St. Clemente.....	850	221	154,118	4,421	77,059	308	1,328	190	145
St. Francis Xavier.....	1,336	236	178,642	6,000	2,000	1,000	4,706	167	603
St. Pauls.....	403	53	30,701	1,884	263	263	615	81	154
Tache.....	1,061	174	114,599	6,446	30,000	808	2,823	610	374
Woodlands.....	888	275	174,531	10,511	1,240	780	2,148	140	476

Railway Stations. (C) Grain Elevators and Warehouses. (S) Schools. (A) Post Offices. (P) Provincial Lands.



WINNIPEG THE HEART CITY OF CANADA

